

**REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION**

June 24, 2003

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**FROM: MICHAEL E. HAYS, DIRECTOR
LAND USE SERVICES DEPARTMENT/CURRENT PLANNING DIVISION**

**SUBJECT: GENERAL PLAN AMENDMENT AND TENTATIVE TRACT MAP 16411;
APPLICANT: DAVID CRANDALL; JCS/INDEX: 11593CF1/ DN148-
27/2003/TT01/GPA01; APN: 0467-791-01*; COMMUNITY: SILVER LAKES
(HELENDALE)**

RECOMMENDATION:

1. **CONDUCT** a public hearing to consider a **DECLARATION OF AN INTENT** to:
 - a) **ADOPT** a Mitigated Negative Declaration;
 - b) **ADOPT** a General Plan Amendment (GPA) from Multiple Residential 3,000 sq. ft. per unit (3M-RM) to Single Residential (RS); Applicant: David Crandall; JCS/Index: 11593CF1/ DN148-27N/2003/TT01/GPA01; APN: 0467-791-01*; Community: Silver Lakes (Helendale)
 - c) **APPROVE** Tentative Tract Map 16411 to create 12 lots on 2.5 acres;
 - d) **ADOPT** the Findings as recommended by the Planning Commission related to the General Plan Amendment and the Tentative Tract Map and find that the Mitigative Negative Declaration was prepared in compliance with the California Environmental Quality Act (CEQA) and represents the independent judgement of the County;
 - e) **FILE** a Notice of Determination.
2. **CONTINUE** for Final Adoption with the Third Cycle 2003 General Plan Amendments.

BACKGROUND INFORMATION: The applicant filed a General Plan Amendment to change the site's Official Land Use District from Multi-Family Residential, 3,000 Square Foot minimum unit size (3m-RM) to Single Residential (RS). The applicant also filed a concurrent land use application for a Tentative Tract (TT 16411). The Tract proposes development of a twelve (12) lot, single-family residential subdivision. The proposed lots exceed the minimum requirement for RS land uses of 7,200 sq. ft., and are designed on a 2.5 acre parcel located at the end of Autumn Lane in the Silver Lakes Resort Community north of Helendale (North Desert Region).

The site is currently a relatively flat (2% slope), vacant, in-fill lot, that is fully disturbed by previous grading and periodic fire hazard abatement activities, and therefore, is devoid of any significant flora or fauna. Four (4) of the proposed lots would front on an existing, man-made lake (Silver Lakes). Concrete boat ramps exist near the edge of the "beach" which also acts as a public access easement for the lakefront. There are several single-family residential lots surrounding this site that are of similar size and character as that being proposed with this project. These neighboring sites are developed with housing similar to those proposed with this tract.

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In 1984, a thirty-four (34) unit condominium tract (Tract 10886) was approved for the site, but was never built, and the approval has since expired. The project does not conflict with the County General Plan with respect to the loss of multi-family residential lands as there are sufficient, vacant, multiple residential lots that remain empty and are available for future development of multi-family housing. In addition, a large condominium development is located directly across the lake from this site that currently has a number of vacant units. The inventory of remaining sites is adequate to accommodate the County's share of the regional housing need, as set forth in Government Code Section 65863, hence all required findings can be made in the affirmative.

An Initial Environmental Study has been performed for the proposal that indicates that the proposed project will not have any impacts that will remain potentially significant, after implementation of appropriate Mitigation Measures and Conditions of Approval. Therefore, a Mitigated Negative Declaration is recommended as the appropriate environmental action in compliance with the California Environmental Quality Act.

The proposed project has been reviewed by the Development Review Committee and received a recommendation for approval subject to completion of minor revisions. All such revisions have been incorporated in the plan that was forwarded to the Planning Commission and now to the Board of Supervisors. There were no letters received expressing opposition to this proposal during the proposal's review and comment period.

On May 22, 2003, the Planning Commission unanimously approved the proposed GPA/Tentative Tract Map 16411.

REVIEW BY OTHERS: This item has been reviewed by Deputy County Counsel Robin Cochran on June 16, 2003, and by the County Administrative Office, Patricia M. Cole, Administrative Analyst III on June 15, 2003. This item was heard by the Planning Commission on May 22, 2003.

FINANCIAL IMPACT: There are no financial impacts associated with this item.

SUPERVISORIAL DISTRICT(S): 1st

PRESENTER: Julie M. Rynerson, Division Chief - Current Planning Division, 387-4146